

When recorded return to:

Craig Wilhelm Sjolín , Trustee
17024 141st Place NE
Woodinville, WA 98072

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236723
Jun 01 2023
Amount Paid \$15833.65
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

GNW23-18277

THE GRANTOR(S) John A. Rasmussen, an unmarried person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Craig Wilhelm Sjolín and Jill Renae Sjolín, Trustees of the Gus Living Trust, dated March 18, 2018, as trustee** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Northerly 1/2 Lot 8, Skagit Beach No. 1

Full Legal:

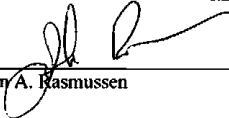
The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

The Northerly 1/2 of Lot 8, Plat of Skagit Beach No. 1, as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington.

Tax Parcel Number(s): **P69419/4008-000-008-0006**

Subject to: Exceptions as described on Exhibit A attached hereto and incorporated by reference herein.

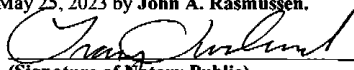
Dated May 25, 2023



John A. Rasmussen

STATE OF Washington
COUNTY OF Snohomish

This record was acknowledged before me on May 25, 2023 by **John A. Rasmussen**.



(Signature of Notary Public)

Notary Public State of Washington
TRACY A SWANLUND
105870
MY COMMISSION EXPIRES
11/19/2024

Notary Public
(Title of office)
My commission expires:
11/19/2024
(Date)

EXHIBIT A

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: Drainage District No. 19 of Skagit County Recorded: July 17, 1973 Auditor's No.: 638435 (and other documents of record) Purpose: Ingress and egress Area Affected: Exact location undisclosed on the record

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
Recorded: July 17, 1973
Auditor's No.: 642421
In Favor of: Skagit Drainage District No. 19
Purpose: Dike maintenance, water storage and drainage

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Name: Skagit Beach No. 1
Recorded: June 19, 1964
Auditor's No.: 652085

13. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Dated: June 3, 1966 Recorded: June 9, 1966 Auditor's No.: 683921, 683922 and 683923 Executed By: Skagit Properties, Inc. Said covenants are similarly though not identically worded.
ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED: Declaration Dated: June 3, 1968 Recorded: June 13, 1968 Auditor's No.: 714706 Executed By: Skagit Properties Company

14. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

15. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

16. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Swinomish Channel.

17. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:
Name: Survey
Recorded: June 6, 1986
Auditor's No.: 8606060020

22. Unrecorded leaseholds, if any, and rights of parties in possession, if any

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."